

Building Envelope, Gutters and Sealant

PAGE 1: WALLS, JOINTS, WINDOWS

Walk the outside of every building twice a year and catch water getting in, cracks growing and railings loosening. FixGrid standard: fall inspection before the first fall frost or Nov 1 (sealant needs about 40 °F and up); spring inspection within 30 days after the last spring frost; gutter cleaning 30 days after the first fall frost.

PROPERTY	BUILDING	DATE	PERFORMED BY	NEXT DUE
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Walls, joints, windows

BUILDING / ELEVATION	CLADDING CRACKS (BRICK, STUCCO, SIDING) 1/8 IN+	SEALANT AT WINDOWS, DOORS, JOINTS INTACT	FOUNDATION CRACKS 1/4 IN+ OR HORIZONTAL / STAIR- STEP / BULGING	GREW SINCE LAST SEASON?	RESULT
	☐	☐	☐	Y N	OK Monitor (photo + width) Needs repair
	☐	☐	☐	Y N	OK Monitor (photo + width) Needs repair
	☐	☐	☐	Y N	OK Monitor (photo + width) Needs repair
	☐	☐	☐	Y N	OK Monitor (photo + width) Needs repair
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	☐	☐	☐	Y N	OK Monitor (photo + width) Needs repair

INITIALS	SUPERVISOR REVIEW	DATE
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Building Envelope, Gutters and Sealant (continued)

PAGE 2: GUARDS AND RAILINGS

PROPERTY

BUILDING

DATE

PERFORMED BY

NEXT DUE

Guards and railings

Balconies, breezeways, stairs: every round.

LOCATION	PUSH TEST: RAIL SOLID, POSTS TIGHT, NO ROT OR RUST AT THE BASE	HEIGHT AND 4-IN OPENING MEASURED ONCE (FIRST ROUND OR AFTER WORK)	RESULT
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair
	☐		OK Fixed Needs repair

#	Checks	OK	NEEDS REPAIR	DONE	DUE	N/A	NOTES
1	Gutters cleaned (fall, 30 days after first frost); extra cleanings if heavy trees			☐	☐		
2	Spring: gutters and downspouts flowing, discharge away from the foundation	☐	☐				
3	Any guard under 36 in, or a loose rail: ticket opened			☐		☐	
4	Cracks below the threshold photographed with a crack gauge card for next season's compare			☐		☐	

If Needs repair:

WHAT TO DO

A loose railing: block it off and ticket it the same day.

Guards under 42 in are noted for review (older buildings may be legal at 36 in); under 36 in always opens a ticket.

CALL A LICENSED VENDOR WHEN

Horizontal, stair-step, bulging or offset foundation cracks: refer to an engineer.

INITIALS

SUPERVISOR REVIEW

DATE

